

MINUTES
REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY
Thursday, August 31, 2017
City Hall, Room 604
1:30 p.m.

*****For more detailed information regarding the meeting, please see the meeting video on our website at <http://greenbaywi.gov/event/redevelopment-special-meeting/> and follow the time stamp listed on each item.***

MEMBERS PRESENT: Harry Maier, Chair; Jim Blumreich, Matt Schueller, and Tom Weber

MEMBERS EXCUSED: Gary Delveaux, Vice-Chair; Ald. Joe Moore, and Melanie Parma

LIAISONS PRESENT: Jeff Mirkes and Brian Johnson

OTHERS PRESENT: Kevin Vonck, Bill Paape, Ken Rovinski, Diana Ellenbecker, Vanessa Chavez, Justin Kaminski, Curtis Klish, and other interested parties

APPROVAL OF AGENDA:

Approval of the agenda for the August 31, 2017, special meeting of the Redevelopment Authority.

A motion was made by T. Weber and seconded by M. Schueller to approve the agenda for the August 31, 2017, special meeting of the Redevelopment Authority. Motion carried.

PUBLIC HEARINGS:

1. Public Hearing regarding the adoption of an Allocation Amendment to the Project Plan for Tax Increment District Number 12 (TID 12): I-43 Commercial Development. (00:30)

A motion was made by T. Weber and seconded by M. Schueller to open the meeting for the public hearing for anyone wishing to speak. Motion carried.

K. Vonck stated that the public hearing was properly noticed in the newspaper.

H. Maier asked three times if anyone wished to speak.

A motion was made by T. Weber and seconded by M. Schueller to close the public hearing. Motion carried.

2. Public Hearing regarding the creation of Tax Increment District Number 19 (TID 19) East Town/East Mason. (02:13)

A motion was made by T. Weber and seconded by M. Schueller to open the meeting for the public hearing for anyone wishing to speak. Motion carried.

K. Vonck stated that the public hearing was properly noticed in the newspaper.

H. Maier asked three times if anyone wished to speak.

A motion was made by T. Weber and seconded by M. Schueller to close the public hearing. Motion carried.

NEW BUSINESS:

3. Consideration with possible action on an Allocation Amendment to the Project Plan for Tax Increment District Number 12 (TID 12): I-43 Commercial Development. (03:20)

K. Vonck provided an overview of the Allocation Amendment for TID 12. The amendment entails using some of the fund balance to allocate to three other TIDs to close them (TID #6 – Near East Side / Navarino, TID #11 – Olde Main Street, and TID #15 – Olde North). He provided details pertaining to each of the TIDs and a summary of what the allocations would be used for.

Staff recommendation is to use funds from TID 12 to close the three TIDs as discussed. Discussion followed regarding TID 12 and the possibility of closing TID 12 early.

A motion was made by M. Schueller and seconded by J. Blumreich to approve the Allocation Amendment to the Project Plan for Tax Increment District Number 12 (TID 12): I-43 Commercial Development. Motion carried.

4. Consideration with possible action on Resolution for an Allocation Amendment to the Project Plan for Tax Increment District Number 12 (TID 12): I-43 Commercial Development. (16:54)

K. Vonck noted that any amendments to TID Project Plans need to get adopted by Resolution. The appropriate action is to direct Law Department staff to draft a Resolution, which would go to Council on September 19 and then back to the Joint Review Board for final approval.

A motion was made by J. Blumreich and seconded by M. Schueller to direct staff to draft a Resolution for Council approval for the Allocation Amendment to the Project Plan for Tax Increment District Number 12 (TID 12): I-43 Commercial Development. Motion carried.

5. Consideration with possible action on Project Plan regarding creation of Tax Increment District Number 19 (TID 19) East Town/East Mason. (17:48)

K. Vonck provided an overview of the area covered in the Project Plan and the proposed boundaries for TID 19. Staff feels the area is currently under-used and has

the highest potential for redevelopment. Information was provided on the TIF capacity analysis for the City, zoning within the proposed boundaries, and undeveloped land currently used for parking. The proposed length of the TID is 27 years, which is standard for a rehabilitation/conservation TID. Discussion followed on the East Town/Cub Foods and East Town Mall developments.

A motion was made by J. Blumreich and seconded by M. Schueller to approve the Project Plan regarding creation of Tax Increment District Number 19 (TID 19) East Town/East Mason. Motion carried.

6. Consideration with possible action on Resolution approving creation of Tax Increment District Number 19 (TID 19) East Town/East Mason. (29:48)

K. Vonck noted that the appropriate action is to direct Law Department staff to draft a Resolution, which would go to Council on September 19 and then back to the Joint Review Board for final approval.

A motion was made by J. Blumreich and seconded by M. Schueller to direct staff to draft a Resolution for Council approval for creation of Tax Increment District Number 19 (TID 19) East Town/East Mason. Motion carried.

K. Vonck reviewed the proposed schedule pertaining to TID 12 and TID 19.

7. Consideration with possible action to amend Hold Harmless Agreement with Café Madrid for 101 N Adams Street and 109 N Adams Street (Tax Parcels 12-122 and 12-118) (Schauer and Schumacher Alley). (30:49)

K. Vonck indicated that the RDA has a Hold Harmless Agreement with Café Madrid for use of the alley space behind Schauer and Schumacher. The Protection and Welfare Committee adopted some ordinance changes allowing the service of alcoholic beverages on sidewalks and public properties. The applicant made a request to Protection and Welfare to serve alcoholic beverages in the alley space and the request was approved by Committee and Council, contingent on RDA amending the Hold Harmless Agreement. Staff supports the change to Section II, Subsection G.

A motion was made by J. Blumreich and seconded by M. Schueller to amend the Hold Harmless Agreement with Café Madrid for 101 N. Adams Street and 109 N Adams Street (Tax Parcels 12-122 and 12-118) (Schauer and Schumacher Alley). Motion carried.

Chair ruled for adjournment at 2:04 p.m.